

Submitted November 9, 2011
Approved as of
Date November 30, 2011

MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 14-2011
Wednesday, June 22, 2011

The City of Rockville Planning Commission convened in regular session in the Mayor and council Chambers at 7:00 p.m., Wednesday June 22, 2011.

PRESENT

John Tyner, Chair
Jerry Callistein
Kathleen Cook
Don Hadley
David Hill

Absent: Kate Ostell
Dion Trahan

Present: Bridget Donnell Newton, Council Liaison
Susan Swift, Director, CPDS
Andrew Gunning, Assistant Director of CPDS
Marcy Waxman, Senior Assistant City Attorney
Jim Wasilak, Chief of Planning
David Levy, Chief of Long-Range Planning
Jeremy Hurlbutt, Planner III
Cindy Kebba, Planner III
Mayra Bayonet, Planner III
Ann Wallas, Planner III
Craig Simoneau, Director of the Department of Public Works
Emad Elshafei, Chief of Traffic & Transportation
Peter Campanides, Civil Engineer II
Bobby Ray, Principal Planner
Tyler Tansing, Commission Secretary

RECOMMENDATION TO MAYOR AND COUNCIL

Map Amendment MAP2011-0011, BP Associates Limited Partnership to rezone 2.80 acres of land in the Light Industrial (I-L) Zone at 1300-1308, 1312-1314, and 1322-1334 East Gude, to be placed in the Mixed-Use Employment (MXE) Zone.

Mr. Hurlbutt presented the staff report.

Soo Lee-Cho, attorney with Miller, Miller & Canby spoke in favor of the application.

Commissioner Hadley inquired whether anyone had expressed opposition to this application. Ms. Lee-Cho replied that no one had expressed any opposition to this application.

After further discussion, Commissioner Hill moved, seconded by Commissioner Callistein to approve Map Amendment MAP2011-00111 as submitted. The motion passed on a 4-1 vote, with Commissioner Cook opposing. Commissioner's Ostell and Trahan were absent.

Draft PlanMaryland – discussion of the Maryland Department of Planning Draft PlanMaryland and recommendation to the Mayor and Council as to an appropriate response to it from the City of Rockville.

Ms. Wallas presented the staff report.

Ms. Wallas stated that staff recommends that the Commission recommends that M&C submit a letter of testimony to the Maryland Department of Planning (MDP) by September 1, 2011 deadline. Ms. Wallas noted that there is a draft letter in the Commission's briefing packets.

Ms. Wallas presented the Plan's three main goals: 1) Concentrate development and redevelopment in towns, cities and rural centers where there is existing and planned infrastructure, 2) Preserve and protect environmentally sensitive and rural lands and resources from the impacts of development and 3) Ensure a sustainable and high quality of life in Maryland's communities and rural areas. Ms. Wallas further discussed priority funding areas that have been targeted for growth, economic development and revitalization and the balance of a Priority Funding Area within established communities.

Ms. Wallas discussed the process of the MDP regarding revitalization, economic development and quality of life in established communities. In addition, this would help ensure public and private investments retain their value, but not to further growth. That would be the balance of a priority funding area that has not established its GrowthPrint. The idea behind the growth plan is that the State has taken the initial designation and then MDP and the local jurisdictions to work together to identify additional GrowthPrint areas.

Ms. Wallas stated that MDP strongly supports the comments on the vision of the Rockville Pike Plan, which is evidence of the State's support.

Ms. Wallas presented a map that illustrates the initial GrowthPrint areas that were designated by PlanMaryland. The Shady Grove Metro and Twinbrook Metro Stations have been identified as the Transit-Oriented Development Areas. Ms. Wallas noted that these areas do not appear to staff to be sufficient to meet the anticipated future redevelopment and infrastructure needs of the City. Ms. Wallas stated that as required by the State, the Mayor and Council adopted the Municipal Growth Element (MGE) of the CMP in 2010 should form the basis of the City's GrowthPrint Area. Those growth areas are included on the map.

The Planning Commission discussed the MDP and the criteria used to select the areas on the map. Mr. Levy explained that the Commission and the Mayor and Council said that these areas have appropriate zones to accommodate growth. Mr. Levy further explained how the areas were targeted.

Commissioner Hill questioned the horizon of the MDP intentions, and whether to consider those sites in the Municipal Growth Area, not just the existing boundaries.

Other questions involved considering Maximum Expansion Limits (MELs); to what extent the MDP would be amendable or flexible for future development; refining the language in the recommended letter of testimony; extension of the Pike Corridor down to Montrose Parkway; and priority funding areas concept.

Mr. Levy reviewed a list of recommendations recommended by the Commission, such as the enumeration of the sites and the mapping; refine the Shady Grove area; and interest in portions of the MELs.

Ms. Wallas stated that the next steps are to submit a draft letter of testimony subject to several revisions, to the Mayor and Council on July 18th.

Commissioner Callistein moved, seconded by Commissioner Hill to accept the draft letter of testimony and recommend it to the Mayor and Council. The motion passed on a vote of 5-0.

WORKSESSION – Fifth worksession on the Draft Rockville Pike Plan

Transportation – components and operations of the proposed multiway boulevard.

The Commission and staff discussed and revised *Chapter 4. Development Principles*. Staff was asked to revise the Development Principles in time for the July 13th Planning Commission meeting.

Mr. Levy announced to the public where to find and read the Draft Rockville Pike Plan and that the public record remains open until September 30, 2011.

Craig Simoneau, Director of Public Works and Transportation discussed the transportation aspects of the Rockville Pike Plan.

Peter Campanides discussed and answered questions regarding the transportation elements of the boulevard. These elements included discussion regarding Bus Rapid Transit (BRT); Main

Lanes; Access Lanes (Service Roads); Local Buses; Bicycles; Parking along the Service Roads; and Weave (Movement from Access Lanes to Main Lanes).

The Commission discussed the following:

1. Maintaining the current 84-foot cross section for the main lanes.
2. Adding a 7th lane (reversible).
3. Allowing buses in the fourth lane.
4. Creating dedicated bike lanes or paths.
5. Bikes operating along access lanes sharing pedestrian ways.
6. Should access lanes be included in the Plan?
7. Bring back options showing different street configurations.
8. Parking along the Service Roads. Should parking be on the right lane or left lane of the service roads?
9. Bring back options for parking on the right.
10. Weave from access lanes to main lanes.
11. Which specific alternative should be declared as the preferred alternative?
12. Should buses be allowed to drive straight through along the access lanes?
13. Trees blocking visibility.
14. What should the balance be between creating an inviting public realm and providing adequate visibility for businesses?

Staff was asked to return with alternatives based on placing the local buses and BRT, if applicable, along the right lane of the main lanes; parking on the right side of the local lane and bicycles having their own exclusive lane.

COMMISSION ITEMS

Staff Liaison Report

Mr. Gunning presented updates of the Planning Commission agendas and meetings on July 13, 27 and August 3, 2011.

Old Business

No Old Business.

New Business

No New Business.

Minutes

No Minutes.

FYI Correspondence

No FYI Correspondence.

ADJOURN

The Chair adjourned the meeting at 10:03 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary